



PRESS RELEASE

Governor Baker Celebrates Completion Of 71-Unit, Mixed-Income, Rental Housing Community in Lynn

Gateway North Apartments were the first to receive financing from the Baker-Polito Administration's \$100 million Workforce Housing Initiative in partnership with MassHousing

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MEDIA CONTACT

Samantha Kaufman, Deputy Director of Communications



Online

samantha.kaufman@state.ma.us

LYNN — Today, Governor Charlie Baker joined Undersecretary for Housing and Community Development Janelle Chan, MassHousing Executive Director Chrystal Kornegay, Lynn Mayor Thomas M. McGee, officials from the Lynn Housing Authority and Neighborhood Development (LHAND), and the real estate development firm Hub Holdings LLC to celebrate the completion of the Gateway North Apartments in Lynn, where Governor Baker [launched MassHousing's Workforce Housing Initiative in May of 2016.](#)

The \$100 million Workforce Housing Initiative aims to create 1,000 new homes affordable to middle-income households statewide and is the largest state-led middle-income housing initiative in the country. The 71-unit Gateway North Apartments was the first project to receive funding through the initiative and will house working families and individuals across a broad range of incomes, from extremely low-income households, to workforce and market-rate residents. To date, MassHousing has committed \$57.5 million in workforce housing funds to 25 projects, located in 14 cities and towns. These projects are creating 2,309 housing units across a range of incomes, including 616 new workforce housing units.

“Our administration is partnering with municipalities across the Commonwealth, to create new housing that will fuel job growth and economic prosperity,” **said Governor Baker.** “Through the Workforce Housing Initiative, we are creating more quality housing options for working households and catalyzing the redevelopment of downtown Lynn.”

“Funds like the Workforce Housing Initiative provide more opportunities for communities across the Commonwealth to realize local economic development priorities,” **said Lieutenant Governor Karyn Polito.** “Through the LEAD Team, our Administration is working hand-in-hand with Mayor McGee, Congressman Seth Moulton and other state and local officials to solve difficult problems, create new jobs, redevelop vacant and underutilized land, and revitalize Lynn’s downtown and waterfront.”

Today’s celebration reinforces the Baker-Polito Administration’s efforts to support Lynn’s long-term economic growth. In November 2015, Governor Baker announced the administration’s role in the newly created Lynn Economic Advancement & Development (LEAD) Team to promote community revitalization and align the economic development initiatives in the City of Lynn among federal, state, and local officials. The team is comprised of U.S. Representative Moulton, Secretary of Housing and Economic Development Jay Ash, Secretary of Energy and Environmental Affairs Matthew Beaton, Secretary of Transportation Stephanie Pollack, Mayor McGee, Senator Brendan Crighton, Representatives Dan Cahill, Lori Ehrlich and Donald Wong, and other state and local stakeholders.

Since its inception the LEAD Team has worked to pursue strategic investments in the city, including but not limited to, market rate, mixed-income and transit-oriented housing development projects, redevelopment of underutilized GE land, the remediation of the former Whyte’s Laundry site, the public arts initiative Beyond Walls, and a comprehensive open space planning effort for the waterfront. These

efforts have led to milestones including today's celebration and forward momentum fueling the city's economic resurgence.

"The opening of Gateway North is a win for working families, small business owners, and current and future residents," **said Housing and Community Development Undersecretary Janelle Chan.** "The success of Gateway North is emblematic of the inclusive, accessible, and transformative development we are pursuing here in Lynn and across the Commonwealth. I want to thank all of the partners who got us here today."

"Gateway North is a powerful example of the work we're doing across the state, to build a stronger and more prosperous Commonwealth by providing working families with quality housing they can afford," **said MassHousing Executive Director Chrystal Kornegay.** "This is a great day for LHAND, Hub Holdings and the City of Lynn, but particularly for the many families who will live and thrive in this new housing, which is already spurring other development and housing opportunities in the Washington Street Corridor."

"The vision for this project and neighborhood investment began over a decade ago," **said NDA President Charles Gaeta.** "Today, we are finally seeing the years of hard work and collaboration pay off. The goal began as a project of significant public investment to serve as a catalyst for substantial follow-on private investment. Gateway North is now a point of pride for the city and has already transformed the important gateway neighborhood where private development is beginning to take shape. NDA is grateful for the partnership with Hub Holdings and the many collaborations that made this vision a reality."

"It is very exciting that this transit-oriented development project, which includes mixed-income housing and commercial space, is becoming a reality after years of collaboration and partnership among many stakeholders," **said Mayor Thomas M. McGee.** "I thank all those involved for their efforts on this transformative project which brings us closer to realizing the vision set forth in the Washington Street Gateway Master Plan."

"The Gateway North project was truly a team effort throughout and was driven by the tireless work of the Lynn Housing Authority, the legislative delegation, local officials, and Governor Baker's Administration," **said Senator Brendan Crighton.** "Today's ribbon cutting marks the completion of the first Workforce Housing Initiative project and also the beginning of the transformation of the Washington Street Corridor."

"This is a much needed win for Lynn in terms of demonstrating that our city is a profitable investment for developers," **said Representative Dan Cahill,** "and it is also further proof that the legislature and Governor are addressing the critical need of workforce housing."

"Housing costs pose a significant challenge for families and working people in Massachusetts, and Lynn is no exception," **said Representative Lori Ehrlich.** "Development projects like Gateway North have a major

positive impact on both economic development and in supporting the Lynn community. I commend Governor Baker, MassHousing, Lynn Housing, Mayor McGee and the LEAD team for their excellent work in making this project a reality.”

“The opening of the Gateway North Apartments addresses a critical need for quality, affordable housing in Lynn,” **said Representative Donald Wong**. “I want to thank the Baker-Polito Administration for its ongoing commitment to this project, which will also help to promote economic development and job creation in the city.”

The newly completed Gateway North Apartments offers 53 traditional affordable housing units, 10 workforce housing units, and 8 market-rate units. The new housing, which is a catalyst for the redevelopment of the City of Lynn’s Washington Street Corridor, was developed by LHAND and Hub Holdings LLC.

Gateway North was built with an array of financing sources, including \$21 million in affordable housing financing from MassHousing, and \$3.6 million in affordable housing subsidy from DHCD. State and federal Low-Income Housing Tax Credits from DHCD that generated \$12.7 million in equity for the project. The City of Lynn committed important resources to the project, including more than \$900,000 in local HOME funds. The AFL-CIO Housing Investment Trust was the investor for MassHousing’s bond financing for the project.

In May, Governor Baker signed *An Act Financing the Production and Preservation of Housing for Low and Moderate Income Residents (H.4536)*, authorizing \$1.8 billion in new capital spending for the production and preservation of affordable housing for low and moderate-income households, supportive housing, and housing for vulnerable communities in the Commonwealth. The legislation authorizes \$650 million for public housing modernization and redevelopment, as well as \$45 million for capital improvements at Early Education and Care facilities.

Last year, Governor Baker introduced the Housing Choice Initiative and filed *An Act to Promote Housing Choices to drive housing production and affordability across the Commonwealth*. The Baker-Polito Administration’s Housing Choice Initiative creates a new system of incentives and rewards for municipalities that deliver sustainable housing growth; creates a new technical assistance toolbox, empowers cities and towns to plan for new housing production; and delivers smart, effective zoning at the local level through proposed legislative reforms. The ability to rezone more easily will increase multi-family housing production near town centers or transit access, facilitating community involvement and travel by older adults.

Media Contact

Samantha Kaufman, Deputy Director of Communications



 Online

samantha.kaufman@state.ma.us

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